



**Order under Section 69  
Residential Tenancies Act, 2006**

**Citation:** Chunyu v France, 2022 ONLTB 14025

**Date:** 2022-12-13

**File Number:** LTB-L-009475-22

**In the matter of:** ,1010 WARWICK ST  
WOODSTOCK ON N4S4S2

**Between:** Changshuang Chunyu Landlord

**And**

Jason William France, Tamyra Lynn Stright Tenants

Changshuang Chunyu (the 'Landlord') applied for an order to terminate the tenancy and evict Jason William France, Tamyra Lynn Stright (the 'Tenants') because the:

- Tenants did not pay the rent that the Tenants owe.
- The Tenants persistently paid their rent late

This application was heard by videoconference on November 3, 2022.

Only the Landlord's Legal Representative, J. Nieuwhof attended the hearing.

As of 10:47 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

The Landlord withdrew the L2 portion of the application as the Tenants vacated the unit.

**Determinations:**

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on October 11, 2022. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$1,800.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to October 11, 2022 are \$16,850.98.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,800.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$64.40 is owing to the Tenant for the period from August 19, 2019 to November 3, 2022.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated as of October 11, 2022, the date the Tenant moved out of the rental unit
2. The Tenant shall pay to the Landlord \$15,172.58. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Landlord does not pay the Tenant the full amount owing on or before December 24, 2022, the Landlord will start to owe interest. This will be simple interest calculated from December 25, 2022 at 2.00% annually on the balance outstanding.

**December 13, 2022**

**Date Issued**

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Emily Robb

Member, Landlord and Tenant Board

15 Grosvenor St, Ground Floor  
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

**Schedule 1  
SUMMARY OF CALCULATIONS**

**A. Amount the Tenant must pay as the tenancy is terminated**

Rent Owing To Move Out Date	\$16,850.98
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$1,800.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$64.40
<b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenant is entitled to	- \$
<b>Total amount owing to the Landlord</b>	<b>\$15,172.58</b>

2022 ONL TB 14025 (CanLII)